

# Spokane Register of Historic Places Nomination

*Spokane City/County Historic Preservation Office, City Hall, Sixth Floor  
808 W. Spokane Falls Boulevard, Spokane, WA 99201*

## 1. Name of Property

Historic Name **WALLACE-LYBERGER BUILDING**  
Common Name Bridgeport Grocery & Hardware

## 2. Location

Street & Number 3402 North Crestline Street  
City, State, Zip Code Spokane, WA 99207  
Parcel Number 35044.0501

## 3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural	<input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational	<input type="checkbox"/> religious
<input type="checkbox"/> object	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> residential
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other

## 4. Owner of Property

Name Thomas H. and Mindy R. Hill  
Street & Number 24528 SE 43<sup>rd</sup> Place  
City, State, Zip Code Issaquah, WA 98029  
Telephone Number/E-mail (509) 482-0494 (Café Godimento)

## 5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse  
Street Number 1116 West Broadway  
City, State, Zip Code Spokane, WA 99260  
County Spokane

## 6. Representation of Existing Surveys

Title City of Spokane Historic Landmarks Survey  
Date Federal\_\_\_\_ State\_\_\_\_ County\_\_\_\_ Local\_\_\_\_  
Location of Survey Records Spokane Historic Preservation Office

*Final draft accepted at 19 Jan 2004 hearing.*

**7. Description**

<b>Architectural Classification</b> (see nomination, section 8)	<b>Condition</b> <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorated <input type="checkbox"/> ruins <input type="checkbox"/> unexposed	<b>Check One</b> <input type="checkbox"/> unaltered <input checked="" type="checkbox"/> altered  <b>Check One</b> <input checked="" type="checkbox"/> original site <input type="checkbox"/> moved & date _____
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**8. Spokane Register Categories and Statement of Significance**

**Applicable Spokane Register of Historic Places Categories: Mark "x" on one or more for the categories that qualify the property for the Spokane Register listing:**

- A** Property is associated with events that have made a significant contribution to the broad patterns of Spokane history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method or construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory history.

*Narrative statement of significance is found on one or more continuation sheets.*

**9. Major Bibliographical References**

*Bibliography is found on one or more continuation sheets.*

**10. Geographical Data**

Acreage of Property	Less than one acre.
Verbal Boundary Description	Broadview Addition, Block 21, Lot 1.
Verbal Boundary Justification	Nominated property includes entire parcel and urban legal description.

**11. Form Prepared By**

Name and Title	Linda Yeomans, Consultant
Organization	Historic Preservation Planning
Street, City, State, Zip Code	501 West 27 <sup>th</sup> Avenue, Spokane, WA 99203
Telephone Number	509-456-3828
Email Address	<a href="mailto:lkyeomans1@aol.com">lkyeomans1@aol.com</a>
Date Final Nomination Heard	19 Jan 2005

**12. Additional Documentation**

Map	City/County of Spokane current plat map.
Photographs and Slides	20 B&W prints, computer disc with photos.

13. Signature of Owner(s)

Name \_\_\_\_\_

Name \_\_\_\_\_

14. For Official Use Only

Date Received \_\_\_\_\_ Attest \_\_\_\_\_

Date Heard \_\_\_\_\_ City Clerk \_\_\_\_\_

Commission Decision \_\_\_\_\_ Approved as to Form  
Assistant City Attorney \_\_\_\_\_

Council/Board Action \_\_\_\_\_

Date \_\_\_\_\_

**We hereby certify that this property has been listed in the Spokane Register of  
Historic Places.**

\_\_\_\_\_  
DEPUTY MAYOR, City of Spokane  
or

\_\_\_\_\_  
CHAIR, Spokane County Commissioners

\_\_\_\_\_  
CHAIR, Spokane City/County Historic Landmarks Commission

\_\_\_\_\_  
OFFICER, Spokane City/County Historic Preservation Officer  
Spokane City/County Historic Preservation Office  
Sixth Floor, City Hall, W. 808 Spokane Falls Boulevard, Spokane, WA 99201

**NARRATIVE DESCRIPTION**

Built in 1905 in northeast Spokane, Washington, the Wallace-Lyberger Building is a one-story vernacular commercial block which is sited on the northeast corner of the intersection of North Crestline Street and East Bridgeport Avenue in the Hays Park neighborhood. The 1905 building is constructed of un-reinforced brick masonry with a flat roof, a plain parapet, and a corbelled brick cornice. The façade of the building faces west and reveals a 1946 storefront remodel with two entrances, aluminum sash storefront windows, and a glazed ceramic tile bulkhead, all design features that were influenced by the Art Moderne style. A full-width retractable canvas awning with a scalloped valance is suspended over the storefront windows, projecting about two feet over the sidewalk. The interior of the building includes a large open-space commercial area, an enclosed kitchen and storage area at the rear, and was remodeled in 2004 to serve as a café. Even with modifications during the last 100 years, the Wallace-Lyberger Building retains good exterior architectural integrity in most of its historic 1905 and 1946 design, materials, and workmanship, and all of its original location and association as a residential neighborhood commercial building erected in the early 1900s.

**CURRENT 2005 APPEARANCE & CONDITION*****Site***

The Wallace-Lyberger Building is sited on a nearly level parcel of land which is identified by Spokane County as Lot 1, Block 21, Broadview Addition, in the Hays Park neighborhood in the greater Hillyard area of northeast Spokane.<sup>1</sup> The lot measures 50 feet wide and 140 feet deep. It is bordered by Crestline Street on the west, Bridgeport Avenue on the south, a paved parking lot to the east, and an attached one-story commercial building to the north. The attached commercial building to the north was originally built in 1906, was later remodeled in 1924, and is made of a combination of brick masonry and hollow ceramic tile construction. The rectangular-shaped Wallace-Lyberger Building comprises 66% of the lot on which it is built; the remaining lot space is devoted to surface parking and is covered with asphalt. The property is surrounded by a mixed-use residential and commercial neighborhood which was primarily built during the period from the late 1890s through 1945.<sup>2</sup>

***Building Exterior***

The Wallace-Lyberger building is made up of the original 1905 brick masonry building and two additions, which were built in 1960 and 1977 respectively. Along with the additions, the entire building is covered with a flat roof of built-up tar. A four-foot high parapet wall distinguishes the 1905 building on its west façade and north and south elevations. With an L-shaped footprint, the 1905 building measures 50 feet wide on the west and 60 feet deep on the south, which is the long leg of the L. It is made of un-reinforced brick masonry laid in common bond which is visible on the exterior west façade and south elevation. The *west façade* features commercial storefront windows

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<sup>1</sup> Spokane County Tax Assessor records. Spokane County Courthouse, Spokane, WA.

<sup>2</sup> Ibid.

with aluminum sashes, and aluminum-framed storefront doors with plate-glass glazing which were installed flush with the wall plane in 1946. The bulkhead is clad in dark red-colored glazed ceramic tile. Canvas awnings project out over the windows. The brick surface above the windows is covered with a layer of smooth stucco. Two large signs are attached to the stucco veneer. The *north elevation* of the 1905 building is attached to an adjoining brick/hollow clay tile building. The *south elevation* of the 1905 building features a painted brick wall and reveals prior evidence of storefront windows and entrance, which are now covered with bricks. The *east, rear elevation* of the 1905 brick masonry building is attached to two later additions which were built in 1960 and 1977. The basement is located only under the 1905 building and is unfinished with poured concrete foundation walls, a concrete floor, wood floor joists that measure two inches thick and ten inches wide and are set 16 inches apart. A small crawl space is located at the west end of the basement.

The *1960 addition* is made of painted formed concrete block construction and has a flat roof of built-up tar with a plain parapet. The parapet is accentuated with ceramic tile coping. The building is almost square, measuring 27 feet wide and 30 feet deep. It was originally designed as living quarters for the property owner and has three windows on the south elevation and two windows on the east, rear elevation. The windows are filled in with plywood boards. A single center plain door opens from the south elevation. The interior of the addition is finished with a combination of sheetrock and Celotex walls and ceilings, an oak floor, and three interior rooms.

The *1977 addition* is located on the northeast corner of the building and measures 22 feet wide and 60 feet deep. It is made of a combination of concrete block and wood frame construction, has a flat roof, and is clad in aluminum sheet metal. It is used as a garage and storage area.

### ***Building Interior***

The commercial interior of the building, which was remodeled in 2004 to serve as a café, comprises all of the space inside the 1905 brick masonry building. The interior has painted sheetrock-finished walls, a vinyl-covered floor, a suspended lighting system, and a bar and serving counter which are located on the east wall. Two lavatories and a kitchen are located in the southeast corner. A spandrel formed by a wide elliptical arch separates the north half from the south half of the interior of the 1905 building. The arched spandrel is supported by a center iron column. The ceiling is 10.5 feet high and is covered with some of the original Celotex and wood panels featured in a c. 1924 photograph.<sup>3</sup>

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<sup>3</sup> Lyberger Collection. Joyce Lyberger McMullen, Spokane, WA.

**ORIGINAL APPEARANCE & SUBSEQUENT MODIFICATIONS**

The original design of the Wallace-Lyberger Building is shown in a collection of photographs that date back to 1914 and 1924.<sup>4</sup> The c. 1914 photograph pictured a canted entrance at the south end of the west face of the building with the address numbers “3402” above the door. As pictured in the photos, the original storefront design included three wood-framed canted entrances flanked by wood-framed plate-glass merchandise windows and upper clerestory units, a wood-framed bulkhead with inset wood panels, and brick cladding above the storefront fenestration. In the 1914 and 1924 photographs, a retractable canvas awning with a scalloped valance is pictured above the storefront windows and entrance.

The 1924 photograph featured a northeast view of the building’s prominent southwest corner which faced onto the intersection of Crestline and Bridgeport. The photo revealed stationary wood-framed clerestory windows mounted above the storefront windows, three canted entrances on the west façade, and an extended storefront that wrapped around the southwest corner of the building to the south elevation. This wrap-around design included a wood-framed storefront window with clerestory units that matched those on the west façade of the building. The brick wall adjacent east of the window on the south elevation of the building was painted with a huge advertisement sign that covered the entire side of the building between the window on the southwest corner of the building and the entrance and window on the east end of the building. The sign read: “Bridgeport Grocery & Hardware...Where Service & Quality Meet.” Another sign was painted on the brick corner post on the southwest corner of the building. The vertical sign said, “Ask PAL.”<sup>5</sup> A third sign was painted between the parapet and the top edge of the clerestory windows on the west façade of the building. It said, “Bridgeport Grocery & Hardware.”

Two photographs of the interior of the building were taken in c. 1924 and revealed a wood plank floor, an east/west-axis elliptically arched spandrel, a combination of painted wood and Celotex ceiling panels, and suspended schoolhouse-style light fixtures with milk-glass shades.

A 1908-1925 Sanborn Fire Insurance Map (originally drawn in 1908 but corrected in 1925) recorded what may be one of the earliest available footprint drawings of the property.<sup>6</sup> It pictured the 1905 building with three commercial spaces. Corresponding to these three commercial “bays,” the map indicated the addresses for the bays as 3402, 3404, and 3406 North Crestline Street. The north bay was separated from the rest of the building by a solid wall. The center bay was separated from the south bay by an arched spandrel.<sup>7</sup> The map also pictured a small barn and automobile garage at the rear of the

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<sup>4</sup> Ibid.

<sup>5</sup> “ASK PAL” referred to P. A. Lyberger, the grocer and owner of the property.

<sup>6</sup> Sanborn Fire Insurance Map, 1908-1925. EWSHS, MAC Library Archives. Spokane, WA.

<sup>7</sup> Personal interview with Joyce Lyberger McMullen, daughter of P. A. Lyberger, building owner.

property in the northeast corner. The barn and garage were removed sometime after 1960.

According to Spokane Building Permit #6720, dated December 1, 1915, the southeast corner of the 1905 building was enlarged to accommodate a “workshop” for a cost of \$25. The enlarged building then formed an L-shaped footprint. Evident today on the east end of the south elevation of the building, the exterior wall originally had a small storefront with a door, window, and awning.<sup>8</sup> The storefront was removed and filled in with bricks sometime between 1946 and 1960.

In 1941, a 350-gallon gas pump was installed in front of the Wallace-Lyberger Building at entrance number 3402 (at the corner of Crestline and Bridgeport). It supplied petrol to automobiles and trucks and was owned by the Standard Oil & Gas Company. It was removed sometime in the 1950s.<sup>9</sup>

In 1946, the building’s west facade storefront and southwest corner were remodeled.<sup>10</sup> The original wood and glass canted storefront design was replaced with aluminum-sash plate-glass storefront windows and doors that were installed flush with the exterior wall of the building. The original clerestory windows were either removed or covered with plywood. The plywood and brick cladding above the windows were then covered with a layer of fine stucco. The part of the original storefront that wrapped around the southwest corner of the building was removed and the space was filled in with bricks.

Spokane Building Permit #B49602, dated October 13, 1960, indicated that a single-story, formed concrete block addition was added to the rear southeast corner of the building. The addition was built as “living quarters” for the property’s owner. At this same time, the interior of the building was altered to “enlarge...the grocery store...and...[southeast corner] storeroom.” The interior partition wall that separated the north bay from the center bay was removed, and the floor and walls were refinished respectively with linoleum and wall paint. The building’s original light fixtures may have also been removed at this time (they do not exist today).

In 1977, an addition was added to the northeast corner of the rear of the building. In 2004, the interior of the 1905 building was remodeled with painted sheetrock walls, vinyl floor, a new kitchen, two new bathrooms, a built-in bar and serving counter, and new suspended light fixtures. The wood and Celotex ceiling panels were left intact with the original arched spandrel as pictured in a c. 1924 photograph.<sup>11</sup>

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<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> Spokane City Building Permit #81127, dated May 9, 1946.

<sup>11</sup> Lyberger Collection. A circa 1924 photograph of the interior of the 1905 building, northeast corner.

To summarize, the Wallace-Lyberger Building has undergone modifications over the last century but still conveys most of its original design, materials, workmanship, and all of its original location and association as an early 20<sup>th</sup>-century commercial block.

Areas of Significance	Commerce, Community Planning & Development
Significant Dates	1905, 1915, 1946
Period of Significance	1905 to 1955
Architect	Unknown
Builder	David W. Wallace

## STATEMENT OF SIGNIFICANCE

### *Summary Statement*

Built in 1905 at the corner of Crestline Street and Bridgeport Avenue in northeast Spokane, Washington, the Wallace-Lyberger Building was one of the first commercial blocks built in the Hays Park neighborhood along North Crestline Street. The property symbolizes the importance of the area's early 20<sup>th</sup>-century development as a mixed-use residential and commercial neighborhood—one that by its pedestrian-friendly, mixed-use design promoted retail shopping within walking distance from home. The building was initially owned and built by Spokane carpenter, David W. Wallace.<sup>12</sup> The property was designed with three commercial storefronts on the west facade and housed a barber and beauty shop in the north commercial bay, a meat market in the center bay, and a grocery market in the south bay. A feed store operated from a storeroom in the southeast corner of the building which opened south onto Bridgeport Avenue. The P.A. Lyberger family founded the Bridgeport Grocery & Hardware Store, a family-owned and operated grocery business that occupied the building for 34 years from 1912 to 1946. After 1946, the Wallace-Lyberger Building continued to be occupied by various commercial concerns, including Ethyl's Beauty Shop, Johnson's Barber Shop, and Baruffi's IGA Grocery. Especially during its period of significance from 1905 to 1955, the Wallace-Lyberger Building gained historic significance in the area of "commerce" and "community planning & development" as an excellent example of the type of commercial enterprise and mixed-use construction associated with patterns of development and settlement that occurred in the early 1900s in the Hays Park neighborhood along North Crestline Street. The Wallace-Lyberger Building is eligible for listing on the Spokane Register of Historic Places under Category A.

## HISTORIC CONTEXT

### *The Broadview Addition & Hays Park Neighborhood*

The Broadview Addition was platted in 1890 and is bounded by the alley between Glass and Courtland Avenues on the north, Euclid Avenue to the south, Crestline Street on the west, and Cook Street to the east. As indicated by city directory listings of people who lived in the area, much of the land was first cultivated as small farms that provided grazing for milk cows and horses, and grew orchard trees, vegetables, and hay.<sup>13</sup> As Spokane's population tripled from less than 30,000 to more than 100,000 from 1900 to 1910, the Broadview Addition and surrounding area began seeing construction of single-family homes on the platted city lots. As residential development and settlement

<sup>12</sup> Spokane City Directories, 1905-1910.

<sup>13</sup> Ibid.

increased, the need for liverys, feed shops, and grocery stores was felt in the area. Small to mid-sized locally owned and operated grocery markets were built along some of the busy streets that intersected the area's residential neighborhoods. Eventually a pattern of mixed-use development occurred, which offered pedestrian-friendly services that were within easy reach and walking distance of neighborhood homes. In addition, a street car line was established along Crestline, offering public transportation to and from surrounding neighborhoods. This land-use development pattern fostered community growth and community centers, and was not as dependent on automobile transportation as other suburbs that developed throughout Spokane, such as the Rockwood Historic District that through restrictive neighborhood covenants prohibited the construction of stores, shops, and markets. Built in 1905, the Wallace-Lyberger Building was one of the first commercial blocks erected in the Broadview Addition in the Hays Park neighborhood in northeast Spokane.

### ***Wallace-Lyberger Building***

In November 1905, the Big Bend Land Company, a real estate and farm land developer, sold Lot 1 in Block 21 in the Broadview Addition to David W. Wallace. The cost of the property was \$250. Wallace was a bachelor in 1905<sup>14</sup> and was listed in Spokane city directories as a carpenter. Taking advantage of the building site's prominent and highly visible location at the corner of Crestline and Bridgeport, Wallace built a one-story brick masonry commercial block adjacent to the sidewalk. In 1908 Wallace sold the property to real estate investor, Maxime Mulonin, who sold the building (and a conveyed \$750 mortgage) one year later to investors, George C. and Mandavilla Campbell. The Campbell's held on to the property until 1919 when they sold it to P.A. Lyberger.

Before Lyberger bought the property, it was leased to William Porter and O. A. Stone who operated the first grocery store on the premises just after construction of the building was completed in 1905. In 1912, Porter and Stone relocated to Spokane's South Hill where they started a grocery business at 14<sup>th</sup> & Lincoln. Their business eventually became known as "Stone's IGA" and was relocated to 10<sup>th</sup> and Lincoln (it is currently called Huckleberry's Market).

When Porter and Stone left the Wallace-Lyberger Building, P.A. Lyberger took up the lease. He leased the building until 1919, when he was finally able to purchase the property. The purchase price was \$4,375 which included the land, the commercial building, and a garage and barn behind the building.

### ***The P.A. Lyberger Family***

Pleasant Albert Lyberger was born in 1887 in Missouri and came west with his family to Spokane at the turn of the 20<sup>th</sup> century. P.A. Lyberger, who was known by the initials of his first and second name, was initially self-employed as a carpenter in Spokane. He

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<sup>14</sup> Spokane County Warranty Deed #132066, filed 21 November 1905.

lived and worked in the Hays Park neighborhood, building houses in the area.<sup>15</sup> Then, in 1912 when he was 25 years old, he partnered with his great uncle, Perley E. Lyberger, and formed a grocery business which they called “Bridgeport Grocery & Hardware.” As remembered by P.A. Lyberger’s daughter, Joyce Lyberger McMullen, the store sold fresh fruit and vegetables, milk and other dairy products, meats of all kinds, and canned goods and candy during the 1920s, 1930s, and 1940s.<sup>16</sup> She recalled that in the 1930s, they sold milk for 10-cents a quart, bread for 10-cents a loaf, and two pounds of hamburger (which the Lybergers ground fresh in the store) for 25-cents. Suspended over the meat counter in the store, an advertisement sign reflected the store’s quality merchandise with the following promise:

“Quality: It Remains a Friend after Price Has Been Forgotten.”<sup>17</sup>

In addition to the grocery store, the family operated a hardware and feed store in the southeast corner of the building, which opened onto Bridgeport Avenue. In 1919, when he purchased the property, P.A. Lyberger bought Perley Lyberger’s half interest in the business, and became the sole owner and proprietor of Bridgeport Grocery & Hardware for the next 27 years.

During this time, P.A. Lyberger revealed his genius for successful marketing, and developed the first and largest telephone delivery grocery service in the area. He founded the company’s motto, “We’re As Near As Your Telephone.” Capturing the interest of younger and older patrons alike, he created whimsical cartoon characters, “Sammy Service & Sally Quality,” who were depicted on handbills and advertisements that were dispersed throughout the neighborhood. With artistic flare, he painted a huge advertisement sign on the south side of the building that read:

“BRIDGEPORT GROCERY & HARDWARE”  
“Where Service & Quality Meet”

In the bottom left-hand corner, he included the phone number for the business, Glenwood 580—the all-important communication link to the company’s delivery service.<sup>18</sup>

Lyberger’s utilization of the telephone, a new high-tech communication device in the early 1900s, was well-received and brought a rush of orders to his grocery business in addition to the many neighborhood residents who frequented his store. To accommodate this business boom, Lyberger employed his wife, Mabel, and his two daughters, Joyce

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<sup>15</sup> Personal interview with Joyce Lyberger McMullen, daughter of P.A. Lyberger.

<sup>16</sup> Ibid. Liberty Joyce Lyberger McMullen, born on April 6, 1918, was named after Liberty Bond Day in World War I.

<sup>17</sup> Lyberger Collection, c. 1924 interior photograph of northeast corner of grocery store.

<sup>18</sup> Personal interview with Joyce Lyberger McMullen and a c. 1924 photograph from the Lyberger Collection.

and Gloria Lyberger, in the grocery market. Joyce remembered that in the 1930s, her father paid her \$11 for a week's wages.

P.A. Lyberger also employed Marshall Yoke as a clerk and delivery man from 1912 through the 1920s. After his start with P.A. Lyberger, Yoke later founded Yoke's Pac 'N Save Foods Inc. which grew to include a chain of grocery stores that currently operate in the Spokane area. Charles Yoke remembered that just after 1910, "my father [Marshall Yoke] started out in this [Hays Park] neighborhood, delivering groceries for the Lybergers... They had a store on Bridgeport... My father later went into business for himself in Deer Park, and then he and I went into business together. This is now a third generation family business."<sup>19</sup> Joyce Lyberger McMullen added that when her father, P.A. Lyberger, gave Marshall Yoke his start in the food and grocery business, he also taught him that commitment to customer service pays big rewards.

P.A. Lyberger's customer service ethic was tested every day throughout the years of the Great Depression which affected Spokane's economy from about 1929 to 1940. To help his customers, Lyberger offered credit and accepted government-sponsored relief stamps and whatever barter the customer could offer. This sometimes included jewelry, which Lyberger sold back to each owner after the Depression. According to his daughter, Joyce Lyberger McMullen, only one piece of jewelry today remains unclaimed: a gold ring with initials engraved in the gold.

In 1946, P.A. & Mabel Lyberger sold their property and grocery business to L.L. & Leana Gillingham for \$11,000. The Gillinghams sold it a year later to Eginio & Eleanor Lucille Baruffi. The Baruffis retained the name of the business, Bridgeport Grocery & Hardware, for a few years until 1950 when they joined the Independent Grocers Association. At this time Baruffi renamed his store "Bridgeport IGA Grocery." In 1960, Eginio Baruffi hired building contractor, John Hanenburg, to construct an addition on the rear, east elevation of the building at the southeast corner. The cost of the project was reported at \$4,500.<sup>20</sup> Designed with three bedrooms and nearly 1,000 square feet of interior space, the addition was erected as "living quarters" for the Baruffi family and was given a post office address of 2107 East Bridgeport Avenue. At this same time, Baruffi enlarged the interior of the grocery store by removing the partition wall between the north and center bays. Leased by various barbers and beauty shops since P.A. Lyberger owned the building, the north commercial bay, under Baruffi's ownership, was then occupied by the grocery store.<sup>21</sup>

In May 1973, Baruffi closed out his grocery business and leased the commercial space to a kindergarten and day care center. A Spokane "application for certificate of occupancy", dated May 31, 1973, listed a maximum of 60 children, ages 2 to 7, as

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<sup>19</sup> "Yoke's To Open Warehouse Market on N. Foothills." *Journal of Business*, 14 July 1988, p. 7.

<sup>20</sup> Spokane City building permit #B49602, dated 13 October 1960.

<sup>21</sup> *Ibid.*

primary residents of the day care.<sup>22</sup> In November 1973, the Baruffis sold the property for \$29,000. It changed hands several times until William R. Funk bought the property in 1977 for \$55,500. He established a business called B & C Appliance which occupied the Wallace-Lyberger Building, and sold new and used household appliances.

In 2004, Thomas and Mindy Hill, entrepreneurs from Issaquah, Washington, bought the property for \$85,000. Mindy's brother, Patrick Medaglia, and his wife, Sherry Medaglia, remodeled the building to accommodate their business, Café Godimento. Influenced by Patrick and Sherry Medaglia's Italian heritage, Café Godimento (which loosely translates to "pleasant coffee shop") offers fine Italian coffees and espressos, lunch and dinner fare, and special event catering for parties, reunions, birthdays, community meetings, etc.

### **HISTORICAL SIGNIFICANCE (Category A)**

The Wallace-Lyberger Building is historically significant as one of the first commercial buildings built along North Crestline Street in the Hays Park neighborhood. Early fire insurance maps and city directories (1910-1925) listed grocery markets, like Oberg Grocery (1004 E. Bridgeport) and Beeghly Brothers Grocery (2123 E. Bridgeport), with addresses along Bridgeport Avenue. No markets, except for Bridgeport Grocery & Hardware, were listed along North Crestline Street in the Hays Park neighborhood (Euclid to Wellsley Avenues). The only other business in the early 1900s which was located along Crestline was the barber shop that occupied the 1906 brick building, built adjacent to the Wallace-Lyberger Building.

Growth was steady, beginning in 1905, and by 1930, Bridgeport Grocery & Hardware had enlarged to include a feed shop and telephone-directed delivery service. In addition, other mixed-use development in the Hays Park neighborhood along Crestline Street was established, including a shoe repair shop, which was located one block south of Bridgeport Grocery & Hardware, and a confectioner, which was located in the barber shop adjacent north of the grocery store, and a meat market, a grocery store, and an electrical supplier which were all located in buildings north of the Wallace-Lyberger Building. Commercial development slowed during the Great Depression years in the 1930s and during World War II in the early 1940s, but was renewed again after the war. By the 1970s, the percentage of homes versus commercial development located along North Crestline Street was about 50/50.<sup>23</sup>

From 1912 to 1946, Lyberger's Bridgeport Grocery & Hardware was a neighborhood anchor and was known as an excellent source of fresh meats and poultry, dairy products, produce, and hardware supplies. The Wallace-Lyberger Building was also the site of one of the first "convenience stores" in northeast Spokane. In 1941, a 550-gallon gas tank, which was owned by Standard Oil & Gas Company, was installed in front of the store by the curb at the corner of Bridgeport and Crestline. Similar to convenience stores today,

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<sup>22</sup> Spokane City building permits, certificate of occupancy application dated 31 May 1973.

<sup>23</sup> Polk's Spokane City Directories, 1940-1980.

Bridgeport Grocery & Hardware offered food and sundries in addition to gasoline for automobiles and trucks. The building became a neighborhood community meeting place for children, their parents, and neighborhood residents. Called “Honest Al” by friends and patrons alike, P.A. Lyberger was eminently popular in the Hays Park neighborhood and his store was one of the finest and longest-lasting grocery markets in the area.<sup>24</sup> The store’s commercial success and prominent location helped spawn the subsequent development of mixed-use commercial enterprise along North Crestline Street from Euclid to Wellsley Avenues. It was the foundation for some of Spokane’s current grocery store chains and was a forerunner for the construction and popularity of current “gas & food” convenience stores. In conclusion, the Wallace-Lyberger Building is historically significant in the areas of “commerce” and “community planning & development” during its period of significance from 1905 to 1954 for its association with commercial mixed-used development patterns that occurred in the Hays Park neighborhood.

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<sup>24</sup> Personal interviews with Joyce Lyberger McMullen.

**BIBLIOGRAPHY**

*Lyberger Collection*. Photographs from 1914 to 1940s. Joyce Lyberger McMullen, Spokane, WA (276-8631), Jan McMullen Faust (927-2171), Arne McMullen (484-1311).

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